



Request for City Council Committee Action from the Department of Community Planning & Economic Development

Date: February 14, 2013

To: Council Member Gary Schiff, Chair of Zoning and Planning Committee

Referral to: Zoning and Planning Committee

Subject: Referral from the January 22, 2013 City Planning Commission Meeting

Recommendation: See report from the City Planning Commission

Prepared by: Lisa Baldwin, Planning Commission Committee Clerk (612-673-3710)

Approved by: Jason Wittenberg, Manager, CPED – Land Use, Design and Preservation

Presenter in Committee:

3. 3442 Washington Ave N, BZZ-5901, 3442 Washington Ave N, Aaron Hanauer, Sr Planner, 612-673-2494

4. 3448 Hennepin Ave S, BZZ-5891, 3448 Hennepin Ave S, Becca Farrar, Sr Planner, 612-673-3594

5. Grain Belt Terraces, BZZ-5889 and PL-272, 1215-1219 Marshall St NE, Janelle Widmeier, Sr Planner, 612-673-3156

Community Impact (use any categories that apply)

Other: See staff report(s) from the City Planning Commission

Background/Supporting Information Attached

The attached report summarizes the actions taken at the City Planning Commission meeting held on January 22, 2013. The findings and recommendations are respectfully submitted for the consideration of your Committee.

**REPORT of the
CITY PLANNING COMMISSION
of the City of Minneapolis**

The Minneapolis City Planning Commission, at its meeting on January 22, 2013 took action to **submit the attached comment** on the following items:

3. 3442 Washington Ave N (BZZ-5901, Ward: 3), 3442 Washington Ave N (Aaron Hanauer).

A. Rezoning: Application by Rick Wessling for a rezoning petition to add the IL Industrial Living Overlay District to a property located in the I2 Medium Industrial District at 3442 Washington Ave N.

Action: The City Planning Commission recommends that the Minneapolis City Council adopt the findings and **approve** the rezoning to add the Industrial Living Overlay District (ILOD) to the property located at 3442 Washington Ave N.

Approved on consent 7-0.

4. 3448 Hennepin Ave S (BZZ-5891, Ward: 10), 3448 Hennepin Ave S (Becca Farrar).

A. Rezoning: Application by Kaas Wilson Architects, on behalf of Has Property Holdings, LLC, for a petition to rezone the property located at 3448 Hennepin Ave S from the R2B (Two-family) District to the R3 (Multiple-family) District in order to allow for the conversion of an existing duplex into a triplex.

Action: The City Planning Commission recommended that the City Council adopt the findings and approve the rezoning petition to change the zoning classification of the property located at 3448 Hennepin Ave S from the R2B (Two-family) District to the R3 (Multiple-family) District in order to allow for the conversion of an existing duplex into a triplex.

Approved on consent 7-0.

5. Grain Belt Terraces (BZZ-5889 and PL-272, Ward: 3), 1215-1219 Marshall St NE (Janelle Widmeier).

A. Rezoning: Application by Kaas Wilson Architects, on behalf of Everwood Company LLC, for a petition to rezone the site located at 1215-1219 Marshall St NE from C1 Neighborhood Commercial District and R5 Multiple-family District to OR2 High Density Office Residence District to allow a mixed use development including rehabilitation of an existing office building and two new 4-story multiple family dwellings with a total of 151 dwelling units.

Action: The City Planning Commission recommended that the City Council adopt the findings and approve the petition to rezone the property of 1215 and 1219 Marshall St NE from C1 Neighborhood Commercial District and R5 Multiple-family District to OR2 High Density Office Residence District.

Aye: Cohen, Huynh, Kronzer, Luepke-Pier and Wielinski

Absent: Schiff

Recused: Tucker